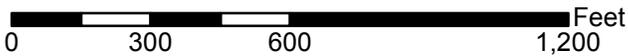
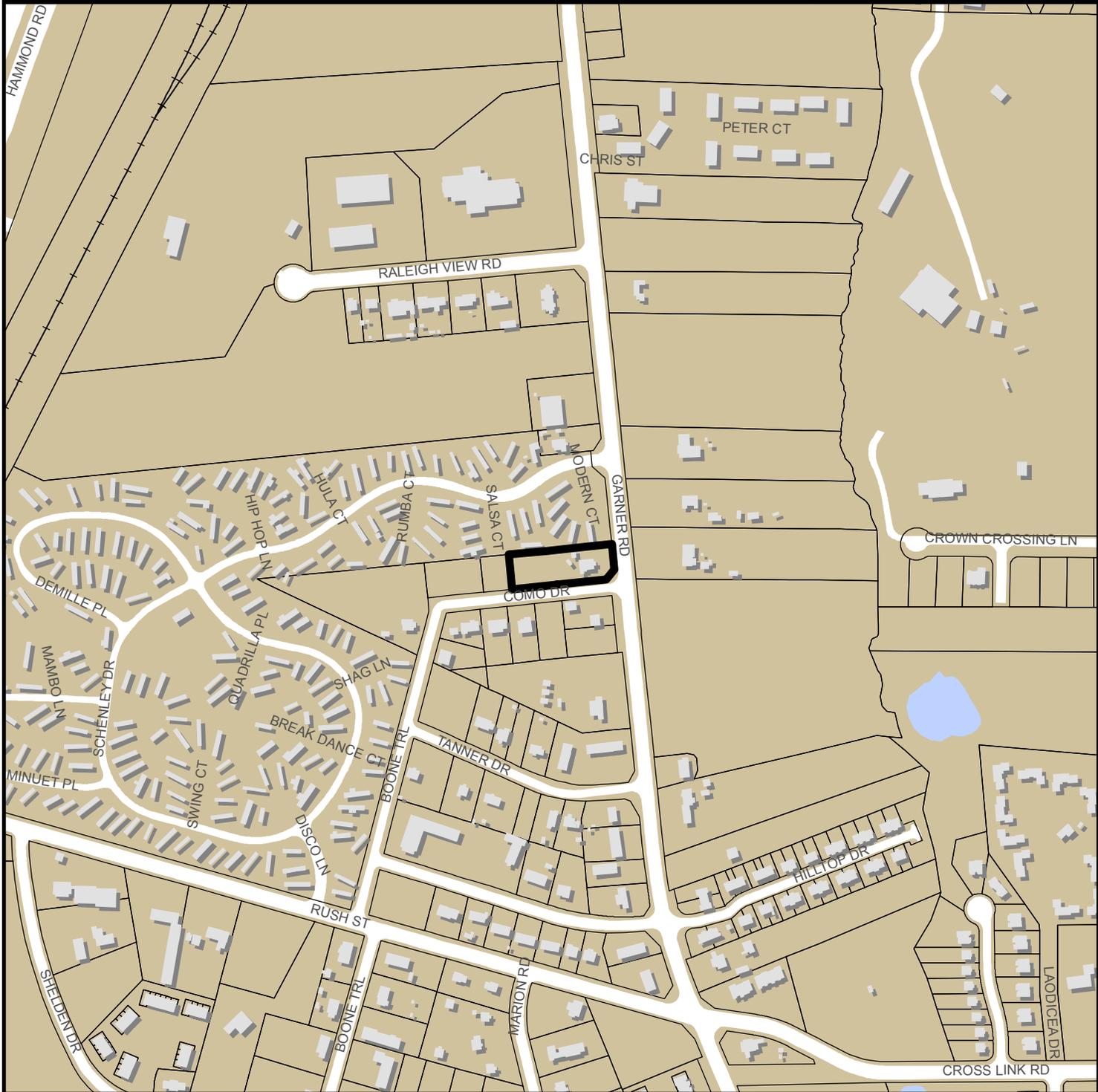


# JILES SUBDIVISION S-3-2018



Zoning: **R-10**

CAC: **Central**

Drainage Basin: **Rochester**

Acreage: **0.68**

Number of Lots: **5**

Planner: **Ryan Boivin**

Phone: **(919) 996-2681**

Applicant: **John Phelps**

Phone: **919-787-3658**





# Administrative Approval Action

S-3-18 / Jiles Subdivision  
Transaction # 542367, AA # 3823

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the west side of Garner Road and north side of Como Drive. The site is addressed at 2530 Garner Rd, which is inside City limits.

**REQUEST:** Subdivision of a 0.68 acre tract zoned R-10 into five (5) lots for residential detached homes. The proposed lot sizes are:

- Lot 1 – 4,383 SF/0.10 acres
- Lot 2 – 4,383 SF/0.10 acres
- Lot 3 – 4,383 SF/0.10 acres
- Lot 4 – 4,383 SF/0.10 acres
- Lot 5 – 10,767 SF/0.25 acres

**DESIGN ADJUSTMENT(S)/**

**ALTERNATES, ETC:** A Design Adjustment was approved for UDO Section 8.3.2 providing relief from block perimeter requirements.

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by John Y. Phelps, Jr, Professional Surveyor.

## CONDITIONS OF APPROVAL and NEXT STEPS:

**Note:** *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

### **PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:**

#### **STORMWATER**

1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
2. Issuance of a mass grading permit for disturbance of more than 12,000 sf will be required.
3. Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

### **PRIOR TO AUTHORIZATION TO RECORD LOTS:**

#### **ENGINEERING**

4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.



**Administrative  
Approval Action**  
S-3-18 / Jiles Subdivision  
Transaction # 542367, AA # 3823

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

5. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14-day period, further recordings and building permit issuance may be withheld.
6. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 3.5' of road width for Garner Rd and 1' of sidewalk along the property frontage of Garner Rd is paid to the City of Raleigh.
7. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.
8. The shown change to the driveway to ensure compliance with the Raleigh Street Design Manual 6.5.7.J will need to occur prior to map recordation. The existing driveway will need to be a minimum of 3.5' away from the proposed property line.

**STORMWATER**

9. Next Step: All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.

**EXPIRATION DATES:** If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

**3-Year Sunset Date: 6-27-2021**  
Record at least ½ of the land area approved.

**5-Year Sunset Date: 6-27-2023**  
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) Angie Riley Zee Date: 4/27/18

Staff Coordinator: Ryan Boivin

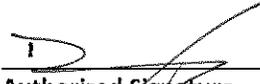
# Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<b>PROJECT</b>	<b>Project Name</b>	<b>Jiles Subdivision</b>	
	<b>Development Case Number</b>	<b>S-3-18</b>	
	<b>Transaction Number</b>	<b>542367</b>	
	<b>Design Adjustment Number</b>	<b>DA - 34 - 2018</b>	
<b>STAFF RESPONSE</b>	<b>Staff recommendation based upon the findings in the applicable code(s):</b>		
	<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>	<input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>	
	<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>	<input type="checkbox"/> <u>Raleigh Street Design Manual</u>	
	Staff <b>SUPPORTS</b> <input checked="" type="checkbox"/> <b>DOES NOT SUPPORT</b> <input type="checkbox"/> the design adjustment request.		
	<b>DEPARTMENTS</b>		
	<input type="checkbox"/> <u>Dev. Services Planner</u>	<input type="checkbox"/> <u>City Planning</u>	
	<input checked="" type="checkbox"/> <u>Development Engineering</u>	<input type="checkbox"/> <u>Transportation</u>	
	<input type="checkbox"/> <u>Engineering Services</u>	<input type="checkbox"/> <u>Parks &amp; Recreation and Cult. Res.</u>	
	<input type="checkbox"/> <u>Public Utilities</u>		
	<b>CONDITIONS:</b>		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> <b>APPROVE</b> <input type="checkbox"/> <b>APPROVE WITH CONDITIONS</b> <input type="checkbox"/> <b>DENY</b>			



*Engineering Review Manager*  
 Dawn G. Kunkle, PE
 

 6/27/18  
 Date

\*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

# Staff Response

## Article 8.3 Blocks Lots, Access



DEVELOPMENT  
SERVICES  
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*. approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;  
YES  NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
YES  NO
- C. The requested design adjustment does not increase congestion or compromise Safety;  
YES  NO
- D. The requested design adjustment does not create any lots without direct street Frontage;  
YES  NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
  2. The presence of existing buildings, stream and other natural features;
  3. Site layout of developed properties;
  4. Adjoining uses or their vehicles are incompatible;
  5. Strict compliance would pose a safety hazard; or
  6. Does not conflict with an approved or built roadway construction project
  7. adjacent to or in the vicinity of the site.
- YES  NO

### STAFF FINDINGS

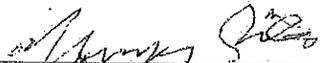
Staff supports the request for a design adjustment as it relates to block perimeter. The property to the north, the only direction for a stubbed street, does not have a favorable site layout to constitute a stubbed street at that location. The best stubbed street location exists to the west of the property at an existing "L" intersection. Any future stubs should occur here for vehicular safety and road spacing.

# Design Adjustment Application



**DEVELOPMENT SERVICES DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<b>PROJECT</b>	Project Name <b>JILES SUBDIVISION</b>	
	Case Number <b>S-03-18</b>	
	Transaction Number <b>542367</b>	
<b>OWNER</b>	Name <b>THOMAS JILES AND WIFE ANNIE LEE JILES</b>	
	Address <b>2530 GARNER ROAD</b>	City <b>RALEIGH</b>
	State <b>NC</b> Zip Code <b>27610</b>	Phone <b>919 828-4868</b>
<b>CONTACT</b>	Name <b>JOHN Y. PHELPS PLS-1319</b>	Firm <b>JOHN PHELPS SURVEYOR</b>
	Address <b>PO BOX 30122</b>	City <b>RALEIGH</b>
	State <b>N C,</b> Zip Code <b>27612</b>	Phone <b>919-787-3658</b>
<b>REQUEST</b>	I am seeking a Design Adjustment from the requirements set forth in the following:	
	<input checked="" type="checkbox"/> <b>See page 2 for findings</b>	- See page 2 for findings
	<input type="checkbox"/> <b>See page 3 for findings</b>	- See page 3 for findings
	<input type="checkbox"/> <b>See page 4 for findings</b>	- See page 4 for findings
	<input type="checkbox"/> <b>See page 5 for findings</b>	- See page 5 for findings
	Provide details about the request; (please attach a memorandum if additional space is needed):	
		

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date  
**S-8-18**

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to

Deliver the addressed envelopes and letters to:  
Development Services, Development Engineering  
One Exchange Plaza, Suite 500  
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA - -
---------------------	----------------	--------

**Article 8.3, Blocks, Lots, Access**  
Administrative Design Adjustment Findings



DEVELOPMENT  
SERVICES  
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;  
SEC 8.3 BLOCKS-B6 SPEAKS TO PREEXISTING DEVELOPMENT.  
GARNER ROAD HAS EXISTED FOR YEARS, AT ONE TIME IT WAS ONE OF THE MAIN HIGHWAYS IN AND OUT OF RALEIGH,  
COMO STREET FIRST SHOWS UP AS A PROPOSED ROAD IN BOOK OF MAPS 1946 PAGE 120
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
ON PAGE 247 OF THE CITY OF RALEIGH'S COMPREHENSIVE PLAN UD 7.1 STATES "RECOGNIZE AND EMPHASIZE THE ECONOMIC VALUE OF QUALITY DESIGN IN REDEVELOPMENT  
THE PROPOSED SUBDIVISION WILL BRING NEW RESIDENTS INTO AN OLDER NEIGHBORHOOD
- C. The requested design adjustment does not increase congestion or compromise Safety;  
THIS SUBDIVISION WILL ALLOW FOUR NEW HOMES BE PLACED ON THE EXISTING COMO DRIVE, COMO DRIVE HAS ACCESS INTO GARNER ROAD AND BOONE TRAIL WHICH HAS ACCESS INTO RUSH ST. AUTOMOBILE ACCESS SHOULD WORK WELL, SIDEWALKS WILL BE PLACED ALONG THE NORTH SIDE OF COMO DR. THAT WILL TIE INTO THE EXISTING SIDEWALKS
- D. The requested design adjustment does not create any lots without direct street Frontage;  
ALL STREETS ARE EXISTING AND DEDICATED FOR PUBLIC USE.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
  2. The presence of existing buildings, stream and other natural features;
  3. Site layout of developed properties;
  4. Adjoining uses or their vehicles are incompatible;
  5. Strict compliance would pose a safety hazard; or
  6. Does not conflict with an approved or built roadway construction project
  7. adjacent to or in the vicinity of the site.
- REASON #3 SITE LAYOUT OF EXISTING STREETS

# Individual Acknowledgement

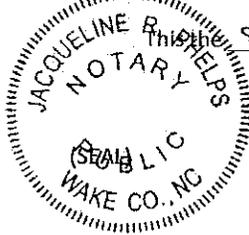


DEVELOPMENT  
SERVICES  
DEPARTMENT

STATE OF NORTH CAROLINA  
COUNTY OF Wake

INDIVIDUAL

I, Jacqueline R. Phelps, a Notary Public do hereby certify that  
Thomas Giles personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.



This the 8 day of May, 2018

Notary Public

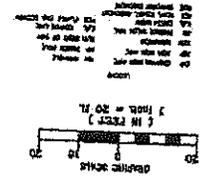
Jacqueline R. Phelps

My Commission Expires: August 28, 2018

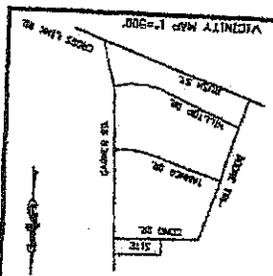
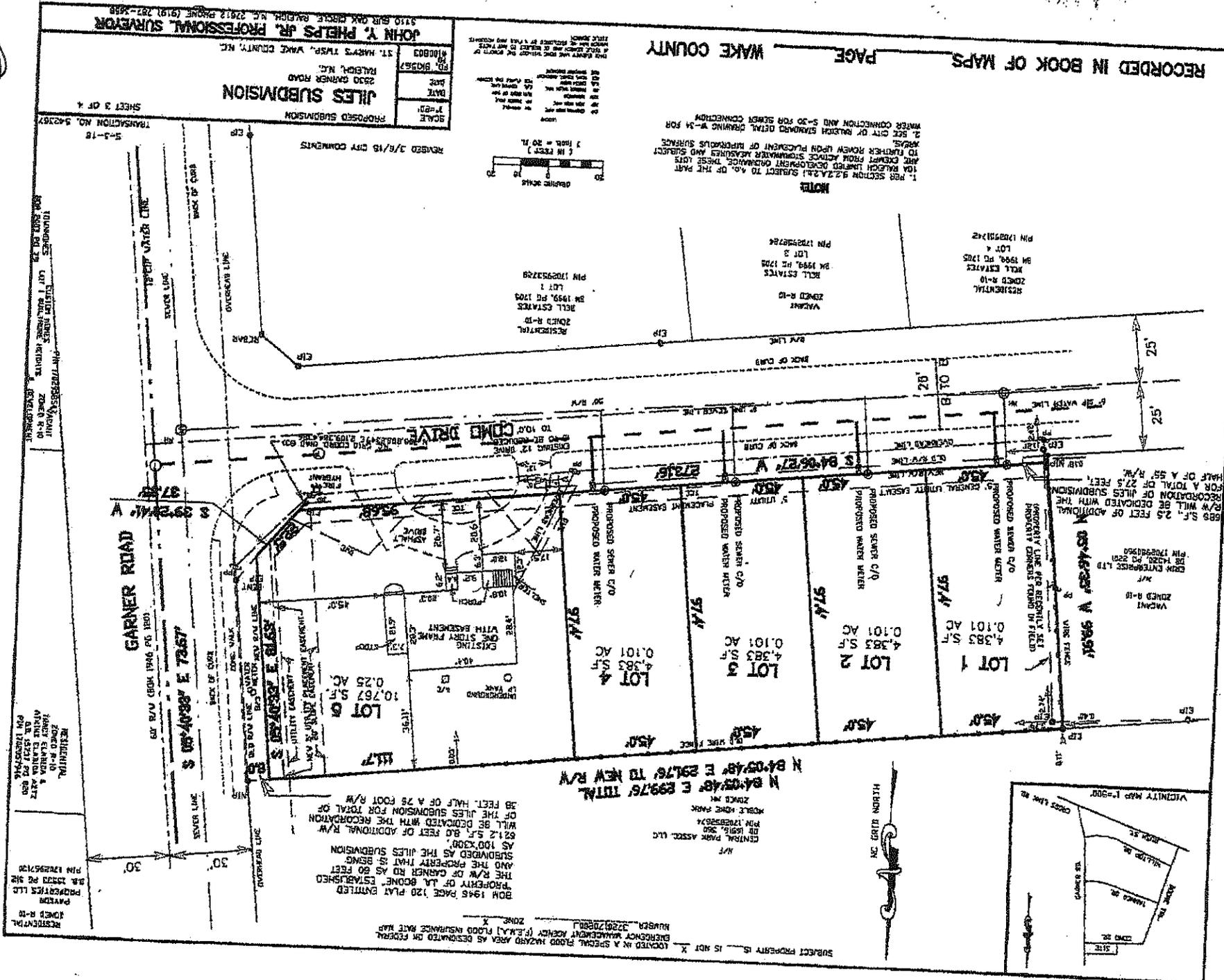
JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR  
 5115 BURT OAK DRIVE RALEIGH, N.C. 27612 PHONE (919) 287-3698

RD. DISTRICT	4100003
RD. BOUNDS	2500 GARNER ROAD
DATE	7-20-78
SCALE	PROPOSED SUBDIVISION

JILES SUBDIVISION  
 SHEET 3 OF 4  
 TRANSACTION NO. 542374  
 5-3-78



NOTES  
 1. PER SECTION 42.21(a) SUBJECT TO 4.0. OF THE PLAN  
 AND EXCEPT LIMITED DEVELOPMENT GOVERNORS THESE LOTS  
 TO REMAIN FROM ACTIVE SUBDIVISION MAPS AND SUBJECT  
 TO FURTHER REVIEW UPON PLACEMENT OF IMPROVED SURFACE  
 AREAS.  
 2. SEE CITY OF RALEIGH STANDARD DETAIL DRAWING W-24 FOR  
 WATER CONNECTION AND S-20 FOR SEWER CONNECTION.



BDM 1946 PAGE 120 PLAT ENTITLED  
 "PROPERTY OF L.L. BOONE ESTABLISHED  
 THE R/W OF GARNER RD AS 60 FEET  
 AND THE PROPERTY THAT IS BEING  
 SUBDIVIDED AS THE JILES SUBDIVISION  
 AS 100'X300'  
 621.2 S.F. 80 FEET OF ADDITIONAL R/W  
 WILL BE DEDICATED WITH THE RECORDATION  
 OF THE JILES SUBDIVISION FOR TOTAL OF  
 38 FEET. HALF OF A 75 FOOT R/W

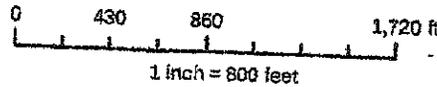
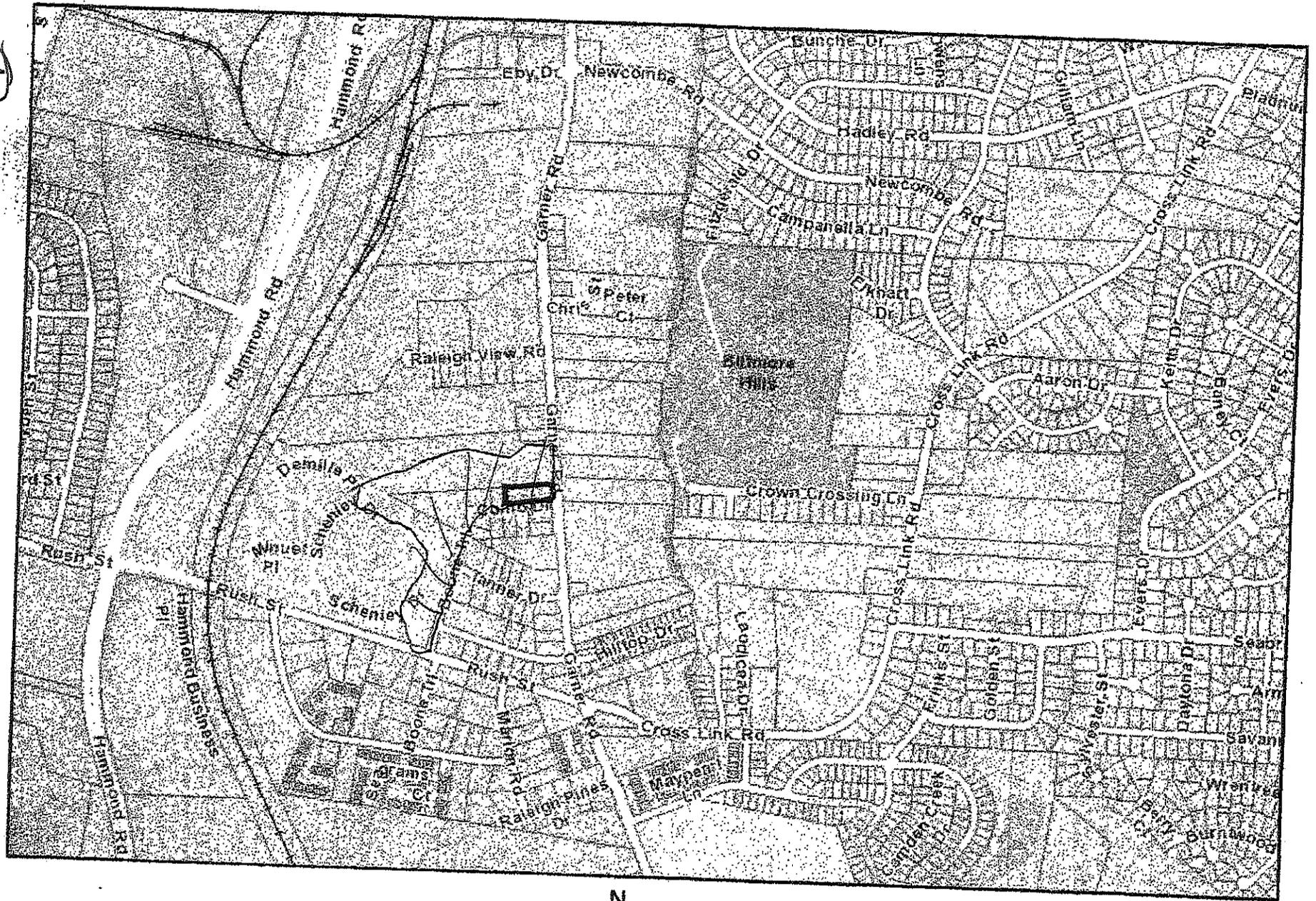
N 84-0548' E 29176' TOTAL  
 N 84-0627' E 2735'

689 S.F. 25 FEET OF ADDITIONAL  
 R/W WILL BE DEDICATED WITH THE  
 RECORDATION OF JILES SUBDIVISION  
 FOR A TOTAL OF 27.5 FEET.  
 HALF OF A 55' R/W

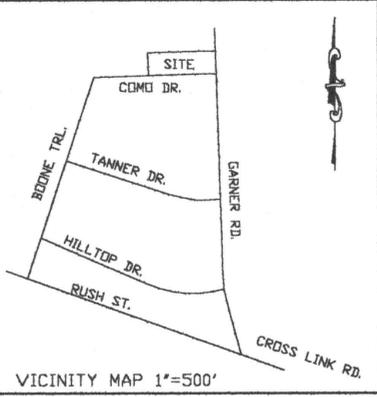
RESIDENTIAL  
 ZONED R-10  
 MINIMUM LOT AREA 10,000 S.F.  
 MINIMUM FRONT YARD SETBACK 30'  
 MIN. STREET FRONT SETBACK 10'

9

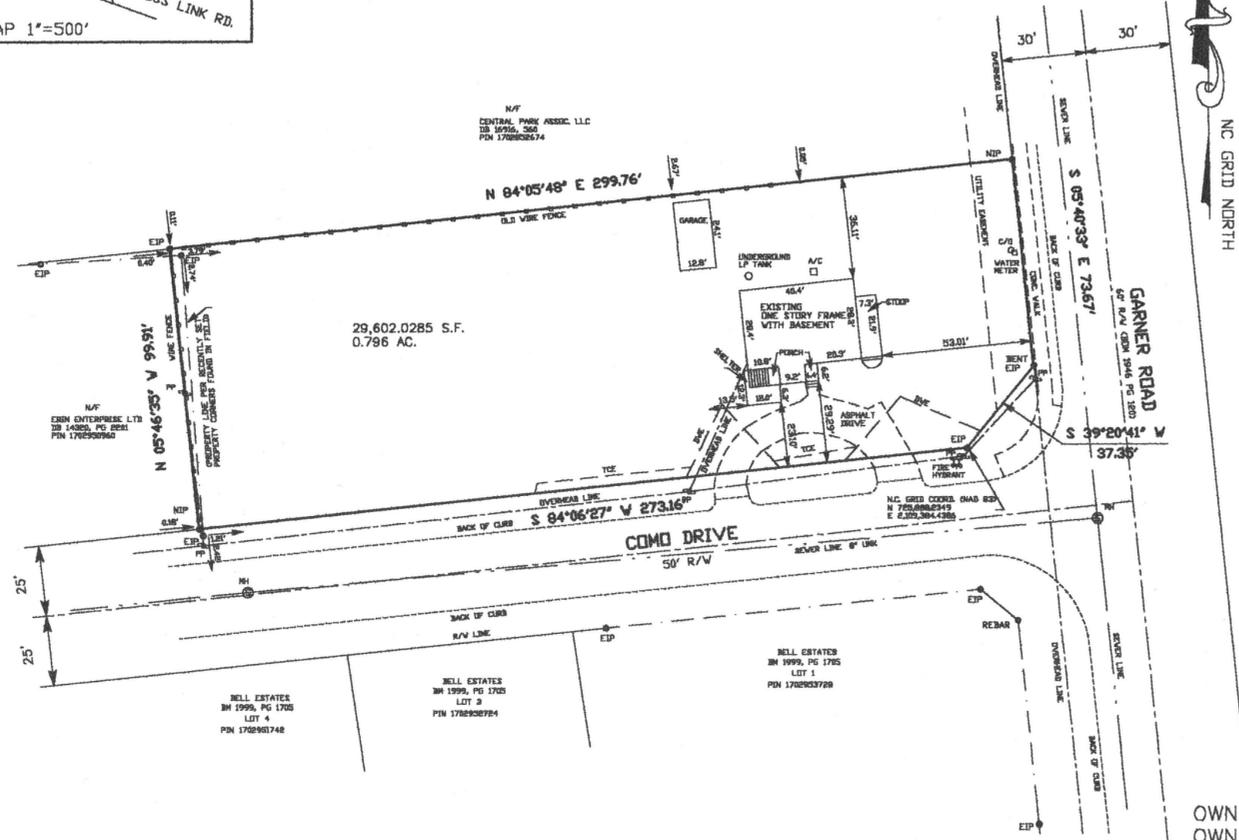
4



**Disclaimer**  
Map9 makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



SUBJECT PROPERTY IS  IS NOT  LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720170200J ZONE X

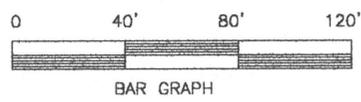


**NOTES FOR SOLID WASTE**

1. SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE COLLECTION DESIGN MANUAL
2. REFUSE CONTAINERS ARE TO BE ROLLED TO THE CURB OF THE PUBLIC RIGHT OF WAY AND SERVICED BY CITY OF RALEIGH SOLID WASTE SERVICES. CARTS WILL BE STORED IN GARAGES OR ON A 6'X6' CONCRETE PAD TO THE SIDE OR REAR OF THE HOUSE.

**PLANS SHEET INDEX**

- SHEET 1 OF 4 COVER SHEET
- SHEET 2 OF 4 EXISTING CONDITIONS
- SHEET 3 OF 4 PRELIMINARY SUBDIVISION
- SHEET 4 OF 4 SIDEWALK, PLANTING AREA DIMENSIONS AND PLANTING



- LEGEND**
- EIP EXISTING IRON PIPE
  - NIP NEW IRON PIPE
  - MON MONUMENT
  - PK PARKER KALON MAIL
  - C.B. CATCH BASIN
  - TCE TEMP. CONST. EASEMENT
  - DWE DRIVEWAY EASEMENT
  - MH MANHOLE
  - PP POWER POLE
  - R/W RIGHT OF WAY
  - C/L CENTER LINE
  - FES FLARED END SECTION

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

RECORDED IN BOOK OF MAPS \_\_\_\_\_ PAGE \_\_\_\_\_ WAKE COUNTY

REVISED 3/6/18 CITY COMMENTS

**Preliminary Subdivision Plan Application**



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919.996.2485 | fax 919.996.1831  
Litchford Satellite Office | 8120 - 110 Litchford Road | Raleigh, NC 27601 | 919.996.4300

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction # \_\_\_\_\_ Project Coordinator \_\_\_\_\_ Team Leader \_\_\_\_\_

**PRELIMINARY APPROVALS**

Subdivision \*  Conventional Subdivision  Compact Development  Conservative Subdivision

\*May require City Council approval if in a Metro Park Overlay or Historic Overlay District

If your project has been through the Due Diligence process, provide the transaction #:

Development Name **JILES SUBDIVISION**

Proposed Use **RESIDENTIAL**

Property Address(es) **2530 GARNER RD**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
1702 95 2941			

What is your project type?

Single family  Townhouse  Subdivision in a non-residential zoning district

Other (describe): \_\_\_\_\_

**OWNER/DEVELOPER INFORMATION**

Company Name \_\_\_\_\_ Owner/Developer Name **THOMAS JILES**

Address **2530 GARNER RD**

Phone \_\_\_\_\_ Email \_\_\_\_\_ Fax \_\_\_\_\_

**CONSULTANT/CONTACT PERSON FOR PLANS**

Company Name \_\_\_\_\_ Contact Name **JOHN PHELPS**

Address **BOX 30122 RALEIGH, N.C., 27612**

Phone **919 787-3658** Email **J R 81 @BELLSOUTH.NET** Fax **919 787-6727**

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

**DEVELOPMENT TYPE AND SITE DATA TABLE (Applicable to all developments)**

**ZONING INFORMATION**

Zoning District(s) **R-10**

If more than one district, provide the acreage of each: **N/A**

Overlay District?  Yes  No

Inside City Limits?  Yes  No

CUD (Conditional Use District) Case # **Z: N/A**

COA (Certificate of Appropriateness) Case # **N/A**

BOA (Board of Adjustment) Case # **A: N/A**

**STORMWATER INFORMATION**

Existing Impervious Surface acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/sf	Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If in a Flood Hazard Area, provide the following:

Alluvial Soils <b>N/</b>	Flood Study	FEMA Map Panel #
--------------------------	-------------	------------------

**NUMBER OF LOTS AND DENSITY**

Total # of Townhouse Lots: Detached	Attached
Total # of Single Family Lots <b>5</b>	Total # of All Lots <b>5</b>

Overall Units/Acre Densities Per Zoning Districts **7.35**

Total # of Open Space and/or Common Area Lots

**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate **JOHN PHELPS** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signature *Thomas Jiles* Date 12-29-17

Signature \_\_\_\_\_ Date \_\_\_\_\_

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

WAKE COUNTY PIN NO. 1702 95 2941 TRANSACTION NO. 542367

SCALE 1"=40'  
DATE 01/10/18  
FD, BK 1567 100803

SUBDIVISION COVER SHEET  
**JILES SUBDIVISION**  
2530 GARNER RD  
RALEIGH, N.C.

S-3-18  
SHEET 1 OF 5

**JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR**  
5110 BUR OAK CIRCLE, RALEIGH, N.C. 27612 PHONE (919) 787-3658

SUBJECT PROPERTY IS        IS NOT X LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720170200J ZONE X

N/F  
CENTRAL PARK ASSOC. LLC  
DB 16916, 560  
PIN 1702852674

VICINITY MAP 1"=500'

N/F  
ERIN ENTERPRISE LTD  
DB 14320, PG 2201  
PIN 1702950960

29,602.0285 S.F.  
0.6796 AC.

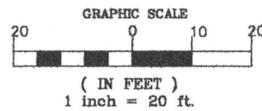
BELL ESTATES  
BM 1999, PG 1705  
LOT 1  
PIN 1702953728

BELL ESTATES  
BM 1999, PG 1705  
LOT 4  
PIN 1702951742

BELL ESTATES  
BM 1999, PG 1705  
LOT 3  
PIN 1702952724

STATE OF NORTH CAROLINA  
WAKE COUNTY  
I, JOHN Y. PHELPS JR., PROFESSIONAL LAND SURVEYOR  
CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION,  
DEED DESCRIPTION RECORDED IN DEED BOOK AS  
PAGE       , THAT THE RATIO OF PRECISION AS  
CALCULATED IS 1:82,945; THAT THE BOUNDARIES  
NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM  
INFORMATION FOUND IN BOOK AS        PAGE         
THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH  
G.S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS  
9<sup>th</sup> DAY OF JANUARY 2018

JOHN Y. PHELPS JR. REGISTRATION NO. L-1319



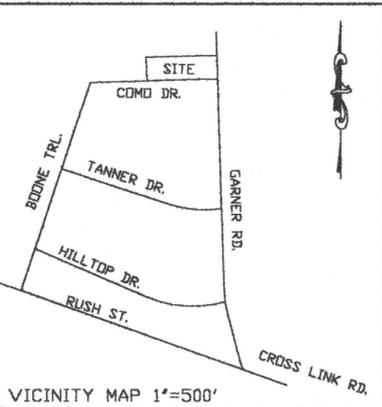
REVISED 3/6/18 CITY COMMENTS

S-3-18  
TRANSACTION NO. 542367

SCALE 1"=20'	EXISTING CONDITIONS	SHEET 2 OF 5
DATE	JILES SUBDIVISION	
DATE	2530 GARNER ROAD	
	RALEIGH, N.C.	
FD. BK1567 FB #100803	ST. MARY'S TWSP., WAKE COUNTY, N.C.	
JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR 5110 BUR OAK CIRCLE, RALEIGH, N.C. 27612 PHONE (919) 787-3658		

RECORDED IN BOOK OF MAPS        PAGE        WAKE COUNTY

SUBJECT PROPERTY IS  IS NOT  LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) NUMBER 3720170200J ZONE X



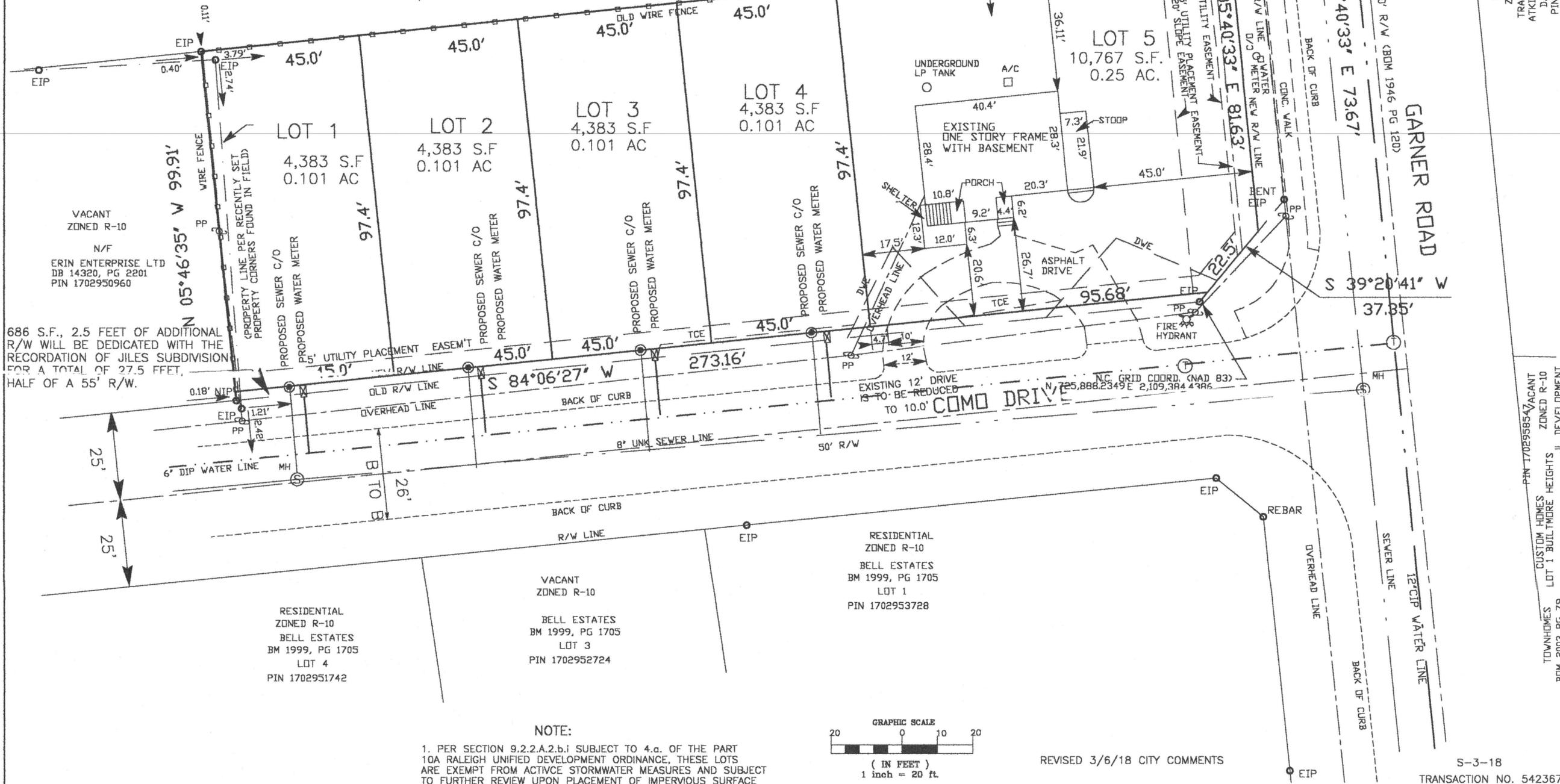
N/F  
CENTRAL PARK ASSOC. LLC  
DB 16916, 560  
PIN 1702852674  
MOBILE HOME PARK  
ZONED MH

BOM 1946 PAGE 120 PLAT ENTITLED "PROPERTY OF J.A. BOONE" ESTABLISHED THE R/W OF GARNER RD AS 60 FEET AND THE PROPERTY THAT IS BEING SUBDIVIDED AS THE JILES SUBDIVISION AS 100'X300'.  
621.2 S.F., 8.0 FEET OF ADDITIONAL R/W WILL BE DEDICATED WITH THE RECORDATION OF THE JILES SUBDIVISION FOR TOTAL OF 38 FEET. HALF OF A 76 FOOT R/W

RESIDENTIAL ZONED R-10  
PAYSON PROPERTIES LLC  
D.B. 15533 PG 512  
PIN 1702967130

RESIDENTIAL ZONED R-10  
TRACY ELABIDA & ATKINS ELABIDA AZTZ  
D.B. 15737 PG 820  
PIN 1702957946

N 84°05'48" E 299.76' TOTAL  
N 84°05'48" E 291.76' TO NEW R/W



VACANT ZONED R-10  
N/F  
ERIN ENTERPRISE LTD  
DB 14320, PG 2201  
PIN 1702950960

686 S.F., 2.5 FEET OF ADDITIONAL R/W WILL BE DEDICATED WITH THE RECORDATION OF JILES SUBDIVISION FOR A TOTAL OF 27.5 FEET, HALF OF A 55' R/W.

RESIDENTIAL ZONED R-10  
BELL ESTATES  
BM 1999, PG 1705  
LOT 4  
PIN 1702951742

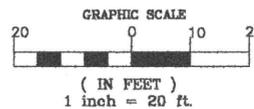
VACANT ZONED R-10  
BELL ESTATES  
BM 1999, PG 1705  
LOT 3  
PIN 1702952724

RESIDENTIAL ZONED R-10  
BELL ESTATES  
BM 1999, PG 1705  
LOT 1  
PIN 1702953728

PIN 1702958547  
ACANT CUSTOM HOMES LOT 1 BULLMORE HEIGHTS ZONED R-10  
TOWNHOMES  
BOM 2003 PG 79  
JL DEVELOPMENT

NOTE:

- PER SECTION 9.2.2.A.2.b.i SUBJECT TO 4.a. OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.
- SEE CITY OF RALEIGH STANDARD DETAIL DRAWING W-34 FOR WATER CONNECTION AND S-30 FOR SEWER CONNECTION



REVISED 3/6/18 CITY COMMENTS

S-3-18  
TRANSACTION NO. 542367

SCALE 1"=20'	PROPOSED SUBDIVISION	SHEET 3 OF 5
DATE	<b>JILES SUBDIVISION</b>	
DATE	2530 GARNER ROAD	
FD. BK1567	RALEIGH, N.C.	
FB #100803	ST. MARY'S TWSP., WAKE COUNTY, N.C.	
JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR 5110 BUR OAK CIRCLE, RALEIGH, N.C. 27612 PHONE (919) 787-3658		

RECORDED IN BOOK OF MAPS \_\_\_\_\_ PAGE \_\_\_\_\_ WAKE COUNTY

SUBJECT PROPERTY IS  IS NOT  LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720170200J ZONE X

BOM 1946 PAGE 120 PLAT ENTITLED "PROPERTY OF J.A. BOONE" ESTABLISHED THE R/W OF GARNER RD AS 60 FEET AND THE PROPERTY THAT IS BEING SUBDIVIDED AS THE JILES SUBDIVISION AS 100'X300'.  
621.2 S.F., 8.0 FEET OF ADDITIONAL R/W WILL BE DEDICATED WITH THE RECORDATION OF THE JILES SUBDIVISION FOR TOTAL OF 38 FEET. HALF OF A 76 FOOT R/W

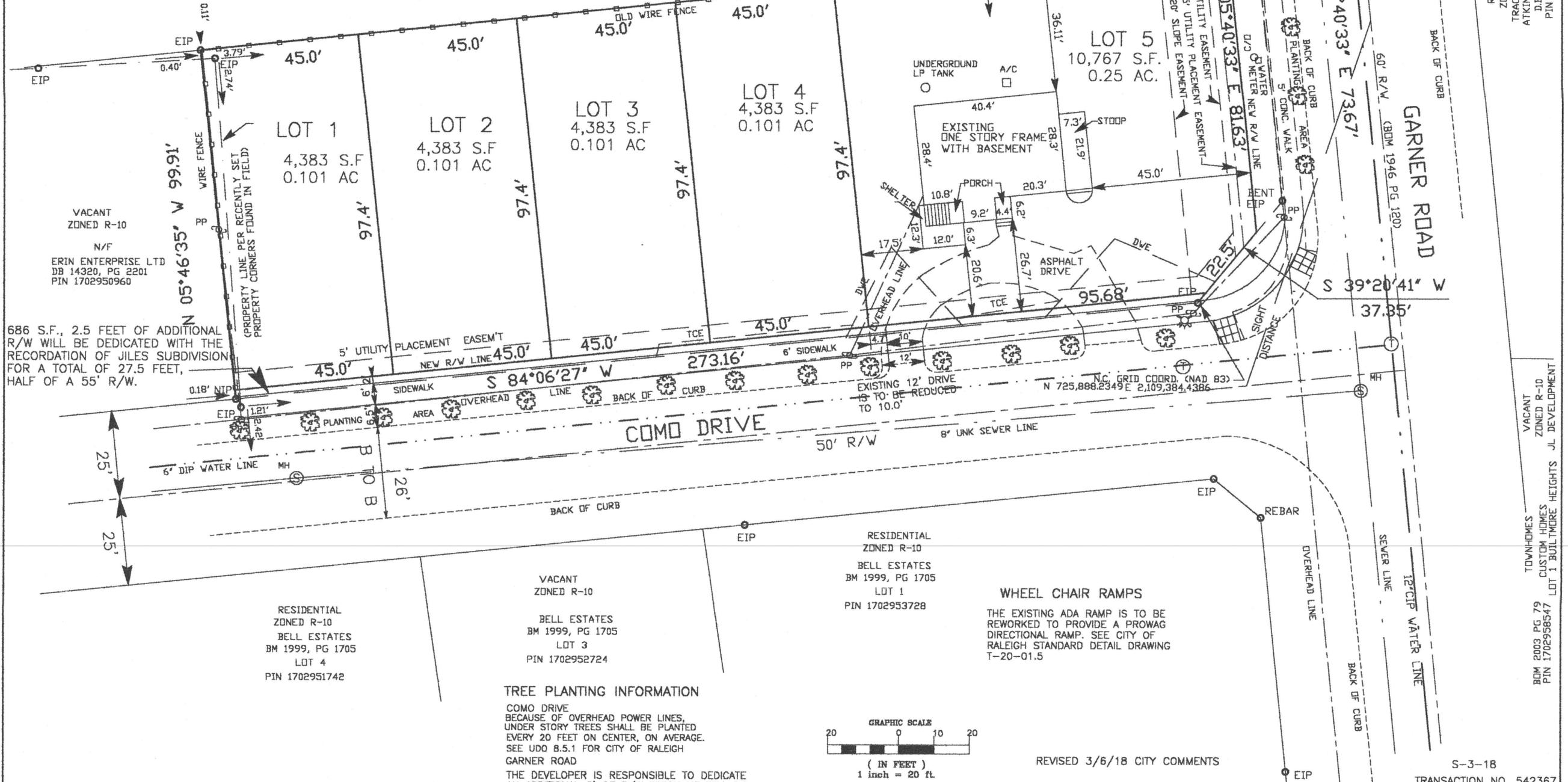
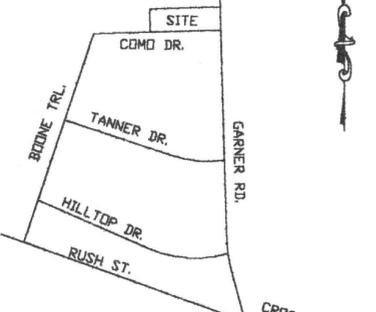
N/F  
CENTRAL PARK ASSOC. LLC  
DB 16916, 560  
PIN 1702852674  
MOBILE HOME PARK  
ZONED MH

N 84°05'48" E 299.76' TOTAL  
N 84°05'48" E 291.76' TO NEW R/W

RESIDENTIAL  
ZONED R-10  
PAYSON  
PROPERTIES LLC  
D.B. 15533 PG 512  
PIN 1702967130

RESIDENTIAL  
ZONED R-10  
TRACY ELABIDA &  
ATKINS ELABIDA AZTZ  
D.B. 15737 PG 820  
PIN 1702957946

VICINITY MAP 1"=500'



VACANT  
ZONED R-10  
N/F  
ERIN ENTERPRISE LTD  
DB 14320, PG 2201  
PIN 1702950960

686 S.F., 2.5 FEET OF ADDITIONAL R/W WILL BE DEDICATED WITH THE RECORDATION OF JILES SUBDIVISION FOR A TOTAL OF 27.5 FEET, HALF OF A 55' R/W.

RESIDENTIAL  
ZONED R-10  
BELL ESTATES  
BM 1999, PG 1705  
LOT 4  
PIN 1702951742

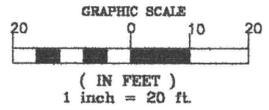
VACANT  
ZONED R-10  
BELL ESTATES  
BM 1999, PG 1705  
LOT 3  
PIN 1702952724

RESIDENTIAL  
ZONED R-10  
BELL ESTATES  
BM 1999, PG 1705  
LOT 1  
PIN 1702953728

WHEEL CHAIR RAMPS  
THE EXISTING ADA RAMP IS TO BE REWORKED TO PROVIDE A PROWAG DIRECTIONAL RAMP. SEE CITY OF RALEIGH STANDARD DETAIL DRAWING T-20-01.5

**TREE PLANTING INFORMATION**

COMO DRIVE  
BECAUSE OF OVERHEAD POWER LINES, UNDER STORY TREES SHALL BE PLANTED EVERY 20 FEET ON CENTER, ON AVERAGE. SEE UDO 8.5.1 FOR CITY OF RALEIGH GARNER ROAD  
THE DEVELOPER IS RESPONSIBLE TO DEDICATE AN ADDITIONAL 8' OF R/W WHICH HE WILL DO. HE IS ALSO REQUIRED TO TO WIDEN THE CURB & GUTTER FROM 41' TO 48' BACK TO BACK  
HE PLANS TO PAY FEE-INLIEU FOR THESE PUBLIC IMPROVEMENTS



REVISED 3/6/18 CITY COMMENTS

S-3-18  
TRANSACTION NO. 542367

SCALE 1"=20'	PROPOSED SUBDIVISION	SHEET 4 OF 5
DATE	JILES SUBDIVISION	
DATE	2530 GARNER ROAD	
	RALEIGH, N.C.	
FD. BK1567 FB #100803	ST. MARY'S TWSP., WAKE COUNTY, N.C.	
JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR 5110 BUR OAK CIRCLE, RALEIGH, N.C. 27612 PHONE (919) 787-3658		

RECORDED IN BOOK OF MAPS \_\_\_\_\_ PAGE \_\_\_\_\_ WAKE COUNTY